
Z-2278
F. DAVID LUX
R2 AND PDRS TO R1B

STAFF REPORT
December 11, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by Roger Fine of John Fisher & Associates, is requesting the rezoning of Outlot 319 in Hadley Moors Subdivision, Part 2, and 2.09 acres of adjacent ground to the north owned by the Schroeder Land Trust (total of 3.236 acres) from R2 and PDRS to R1B. Petitioner is proposing 22 single-family lots. The land is located on the north side of West Candlewick Lane, Wabash 36(NW) 24-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The R2 zoning dates back to 1972 when the County Commissioners rezoned 423 acres from IR (Industrial Reserve) to R2. The PDRS portion, also known as Outlot 319 in Hadley Moors Subdivision, Part 2, was rezoned by the County Commissioners from R1B to PDRS this past September (Z-2254). That rezoning would have allowed seven single-family homes on wide, shallow lots without having to purchase additional land to the north; however no final detail plans were ever submitted.

Land adjacent to the south is zoned R1B; R2 zoning exists further north of the site. Agricultural zoning dominates land beyond CR 500N, approximately ½ mile north of this site.

AREA LAND USE PATTERNS:

The southern part of this request (Outlot 319) is being used by Purdue Research Park to store topsoil, while the northern strip of land is part of a large agricultural field. Single-family homes can be found to the east, south and west of this site.

TRAFFIC AND TRANSPORTATION:

Land in this rezone request fronts on West Candlewick Lane and borders CR 140W at the site's eastern edge. According to petitioner's surveyor, no additional access points are proposed for the subdivision.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban and Indiana-American Water Company serve the Hadley Moors Subdivision. According to the surveyor, laterals in the West Candlewick Lane right-of-way will serve the home sites proposed for this land.

Overhead power lines run the length of the ground in this request from CR 140W to the subdivision's western boundary. The power lines are required to be buried underground when the land is subdivided, per USO 5.8 (1).

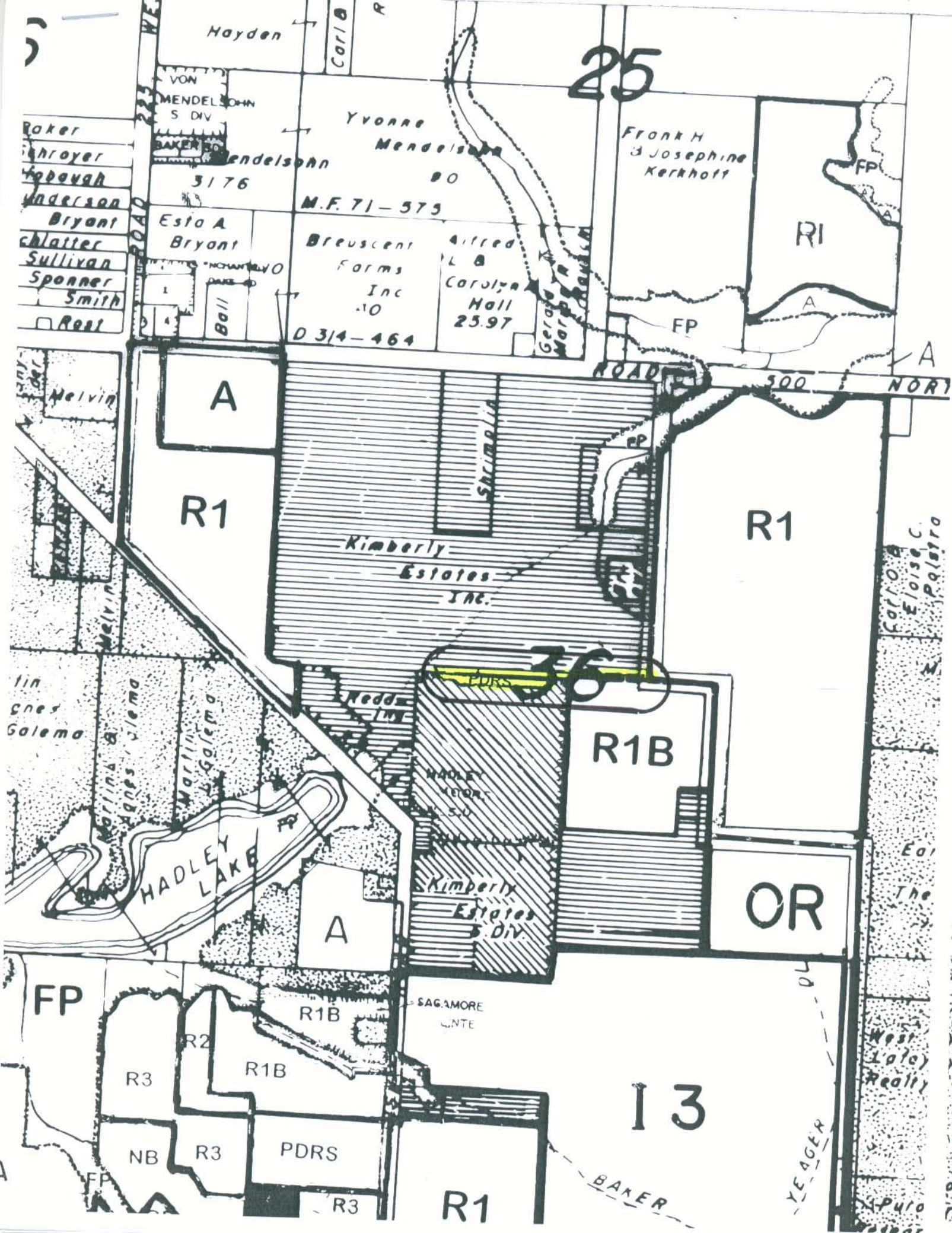
STAFF COMMENTS:

This rezoning request is the second attempt to develop leftover land that was platted in two outlots in Hadley Moors Subdivision, Parts 2 and 5. Last September, the County Commissioners rezoned a portion of this request, Outlot 319, from R1B to PDRS. In that plan, seven single-family homes were proposed, all with reduced front and rear setbacks to accommodate the 70' deep outlot. This was seen as the best use for this shallow strip of land originally marked as "future sections". Now circumstances have changed and land from the north is available for development. The 50' strip of land to the north in this request will be used in combination with outlots 318 and 319 to develop more traditional style R1B lots, which is what was originally planned when these sections were platted. The submitted site plan shows 22 lots, all meeting the minimum requirements for the R1B zone.

The residential zoning in this area of Wabash Township has remained stable over the years, indicating that the best use of this land is residential. The only question left to staff deals with density. The requested zoning, R1B, would allow the developer to plat 22 single-family lots that would mirror what currently exists in Hadley Moors Subdivision. Staff can support this rezoning request, as it allows the developer to fulfill his original intent of this subdivision, initiated almost 15 years ago.

STAFF RECOMMENDATION:

Approval



Hayden

Carla

25

Raker
Schroyer
Fobovich
Anderson
Bryant
Schlatter
Sullivan
Spencer
Smith
Rest

VON
MENDELSON
S DIV

Mendelsohn
3176

Yvonne
Mendelsohn
80

Frank H
& Josephine
Kerkhoff

Esta A
Bryant

M.F. 71-575

Breuscent
Farms
Inc
10

Alfred
L B
Carolyn
Hall
25.97

D 3/4-464

Ball

Gerard
Margaret

RI

FP

500

NORTH

A

R1

R1

Kimberly
Estates
Inc.

R1B

OR

A

Kimberly
Estates
Div.

FP

R3

R2

R1B

R1B

PDRS

NB

R3

R3

R1

13

BAKER

YEAGER

West
Lafayette
Realty

Puro

